

4. 2005SP-168U-10

Woodmont Condos (Amend #2)
Map 116-03, Parcels 086, 087, 088, 138
Subarea 10 (2005)
Council District 24 - John Summers

A request to amend the SP district and for final approval for property located at 120B Woodmont Boulevard, and 117, 119 and 125 Kenner Avenue to add four single-family lots (0.92 acres) to the original SP district approved for 34 multifamily units and 3 single-family lots, requested by Councilmember John Summers, applicant, for Chartwell Properties, owner.

STAFF RECOMMENDATION: Approve with conditions.

APPLICANT REQUEST - Amend SP and Final

A request to amend the Specific Plan (SP) district and for final approval for property located at 120B Woodmont Boulevard, and 117, 119 and 125 Kenner Avenue to add four single-family lots (0.92 acres) and to amend the provisions of the original SP district to permit 34 multifamily units and 7 single-family lots.

Existing Zoning

R10 District - R10 requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25% duplex lots.

Proposed Zoning

SP District - Specific Plan is a zoning district category that provides for additional flexibility of design, including the relationship of buildings to streets, to provide the ability to implement the specific details of the General Plan.

- The SP District is a base zoning district, not an overlay. It will be labeled on zoning maps as “SP.”
- The SP District is not subject to the traditional zoning districts’ development standards. Instead, urban design elements are determined for the specific development and are written into the zone change ordinance, which becomes law.
- Use of SP does not relieve the applicant of responsibility for the regulations/guidelines in historic or redevelopment districts. The more stringent regulations or guidelines control.
- Use of SP does not relieve the applicant of responsibility for subdivision regulation and/or stormwater regulations.

GREEN HILLS MIDTOWN COMMUNITY PLAN

Residential Medium (RM) - RM policy is intended to accommodate residential development within a density range of four to nine dwelling units per acre. A variety of housing types are appropriate. The most common types include compact, single-family detached units, town-homes, and walk-up apartments

Residential High (RH) - RH policy is intended for new and existing residential development with densities above twenty dwelling units per acre. Any multi-family housing type is generally appropriate to achieve this density. The most common residential type will generally be mid or high-rise structures.

Consistent with Policy? - Yes. The request is consistent with both the Residential Medium and Residential High policies. The request is to add additional lots to the SP district. Three of the properties to be added are on the south side of Kenner Avenue immediately east of the existing SP district. The remaining lot to be added is on the north side of Woodmont Boulevard immediately east of the existing SP district. These properties are zoned R10 and are in a Residential Medium policy. The parcels are all currently developed with single-family homes and the plan calls for them to remain single-family residences.

This amendment to the SP district will also specify the alterations that will be permitted to take place on any of the single-family residences within the SP district, including the three single-family properties within the current SP district. The SP will also guide redevelopment if any of the homes were to be destroyed (see plan details below).

PLAN DETAILS

History - This request was originally submitted as a straight zone change (RM60), and PUD, but was disapproved by the Planning Commission on November 10, 2005. The Council referred the request back to the Commission as an SP and subarea plan amendment and was approved by the Planning Commission on February 9, 2006, and by Council on February 21, 2006. A request to amend the district by adding one new lot to the district was approved by the Commission and Council earlier this year.

Site Plan - The proposed amended plan calls for 34 condominiums and seven single-family residences. The only proposed changes from the last approved preliminary SP plan approved by the Metro Council are to add four single-family residential lots into the SP district and to provide the development guidelines explained below. Everything else remains as previously approved with three new multi-story residential buildings along Woodmont Boulevard, and three single-family homes along Kenner Avenue. The three multi-story buildings will consist of a 10-story, a 6-story and a 3-story building, which will step-down from north to south.

Single-Family Lots - Staff recommends that certain conditions be required to ensure that the seven existing single-family homes within the district designated to remain as single family are maintained in a way that is consistent with the existing character of other single-family homes in the area. The previously adopted SP plan only specifies that the existing single-family residence “remain as single-family.” There is no guidance for future exterior work, additions, or rebuilding in the instance a home is destroyed.

Staff recommends the following restriction be added to this amendment to the SP district:

Additions

1. Additions shall be situated at the rear, and constructed in such a way that it will not disturb either front or side facades.
2. Additions shall not enclose front porches and existing front porches shall be maintained.
3. Additions shall use the same or similar exterior building materials as present on existing buildings.
4. Additions shall not exceed an overall height of 2 stories.

New Construction

1. New construction footprint shall not exceed 25% of the lot area.
2. New construction shall not exceed 2 stories in height.
3. Shall have a front porch.
4. Shall be clad with brick or stucco. Other materials such as wood clapboard, cement fiber or other similar material may be used for accents and on gables.

PUBLIC WORKS RECOMMENDATION - No plan received.

Maximum Uses in Existing Zoning District: SP

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached(210)	2.35	n/a	3	29	3	4

Land Use (ITE Code)	Acres	Density	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
---------------------	-------	---------	-----------------------	-----------------------	--------------	--------------

Res. Condo/townhome (230)	2.35	n/a	34	257	22	25
---------------------------------	------	-----	----	-----	----	----

Maximum Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family detached(210)	3.5	n/a	7	67	6	8

Land Use (ITE Code)	Acres	Density	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Res. Condo/townhome (230)	3.5	n/a	34	257	22	25

Change in Traffic Between Maximum Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				38	3	4

STORMWATER RECOMMENDATION - No new plan was provided for review.

METRO SCHOOL BOARD REPORT

Projected student generation - This request does not add any additional density so it will not generate additional students.

CONDITIONS

1. Additions shall be situated at the rear, and constructed in such a way that it will not disturb either front or side facades.
2. Additions shall not enclose front porches and existing front porches shall be maintained.
3. Additions shall use the same or similar exterior building materials as present on existing building.
4. Additions shall not exceed an overall height of 2 stories.
5. New construction footprint shall not exceed 25% of the lot area.
6. New construction shall not exceed 2 stories in height.
7. New construction shall have a front porch.
8. New construction shall be clad with brick or stucco. Other materials such as wood clapboard, cement fiber or other similar material may be used for accents and on gables.
9. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.

10. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
11. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
12. Prior to any additional development applications for this property, the applicant shall provide the Planning Department with a final corrected copy of the SP plan for filing and recording with the Davidson County Register of Deeds.

Approved with conditions, (8-0) **Consent Agenda**

Resolution No. 220

"BE IT RESOLVED by The Metropolitan Planning Commission that 2005SP-168U-10 is **APPROVED WITH CONDITIONS. (8-0)**

Conditions of Approval:

1. Additions shall be situated at the rear, and constructed in such a way that it will not disturb either front or side facades.
2. Additions shall not enclose front porches and existing front porches shall be maintained.
3. Additions shall use the same or similar exterior building materials as present on existing building.
4. Additions shall not exceed an overall height of 2 stories.
5. New construction footprint shall not exceed 25% of the lot area.
6. New construction shall not exceed 2 stories in height.
7. New construction shall have a front porch.
8. New construction shall be clad with brick or stucco. Other materials such as wood clapboard, cement fiber or other similar material may be used for accents and on gables.
9. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
10. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
11. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
12. Prior to any additional development applications for this property, the applicant shall provide the Planning Department with a final corrected copy of the SP plan for filing and recording with the Davidson County Register of Deeds.

The proposed SP amendment is consistent with the Green Hills/Midtown Community Plan's Residential High policy, which is intended for residential developments within a density range of 4-9 dwelling units per acre, and is consistent with the intent of the original SP plan."